



11 DEALER LOTS | 3 LOTS REMAINING

DE RITO PARTNERS DEVELOPMENT, INC

AUTOMALL

Opportunity at Halo Vista

SWC OF INTERSTATE 17 AND CAREFREE HIGHWAY (SR74)

PHOENIX AZ 85086 | USA

www.DeRito.com



Disclaimer

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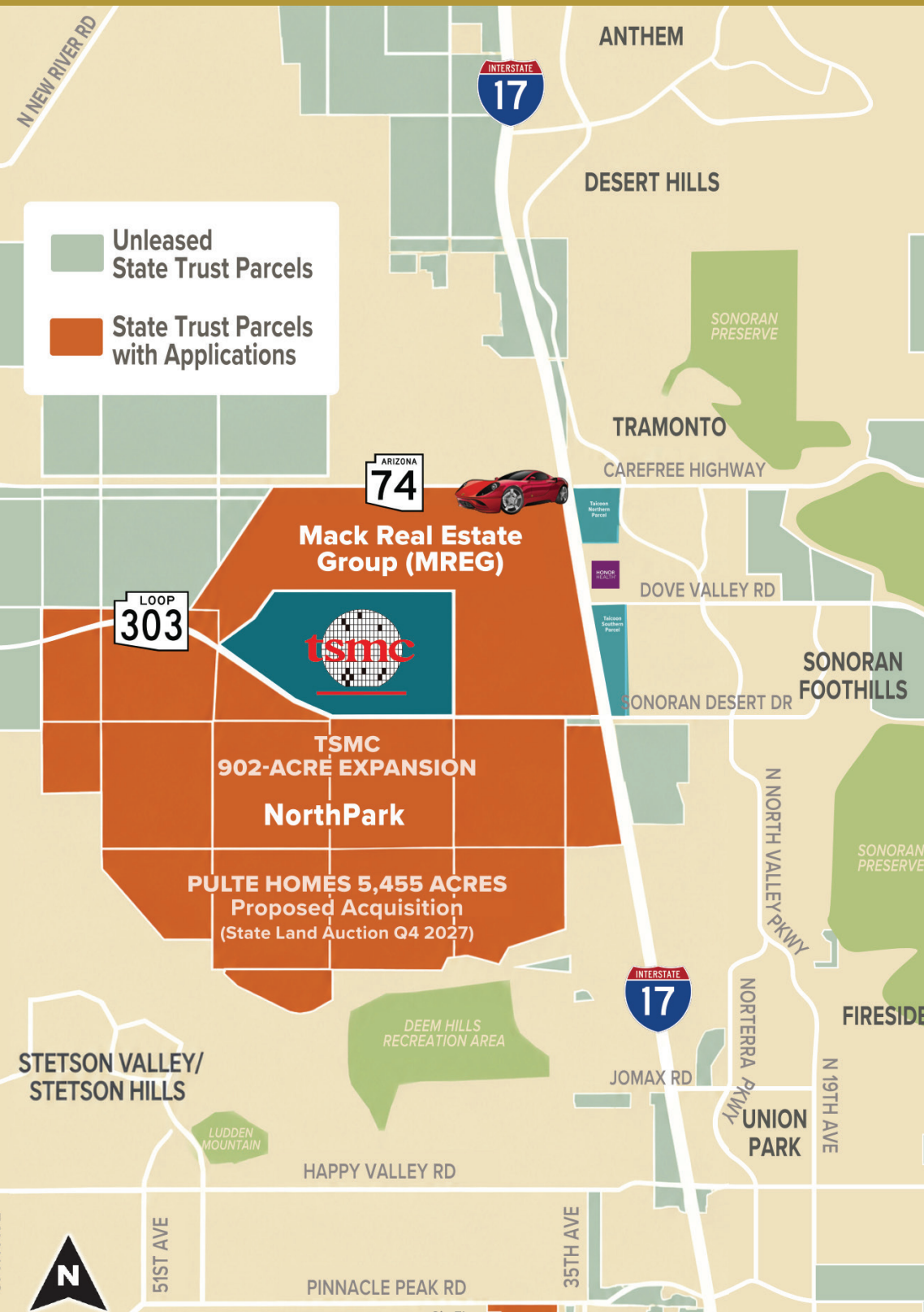


Automall Opportunity

• De Rito Solution

- **Who We Are:** Optimal visibility, beautiful architecture, and our goal of increased sales for dealers.
- **Significant Demand:** The approximately 4,402-acre TSMC–Halo Vista hub is projected to support 75,000+ jobs. TSMC’s U.S. investment has expanded to \$265 billion, complemented by Mack Real Estate Group’s projected \$7 billion mixed-use development. TSMC’s plans are expected to create 40,000 construction jobs.
- **Massive Accessibility:** Surrounded by three freeways: Interstate 17, Loop 303 and Carefree Highway (SR74).
- **Trade Area:** Phoenix, Prescott, Prescott Valley, Cottonwood, Sedona, and Flagstaff population.

“A well-designed automall can improve dealership performance by 15% or more compared with a stand-alone dealership or traditional auto row.”

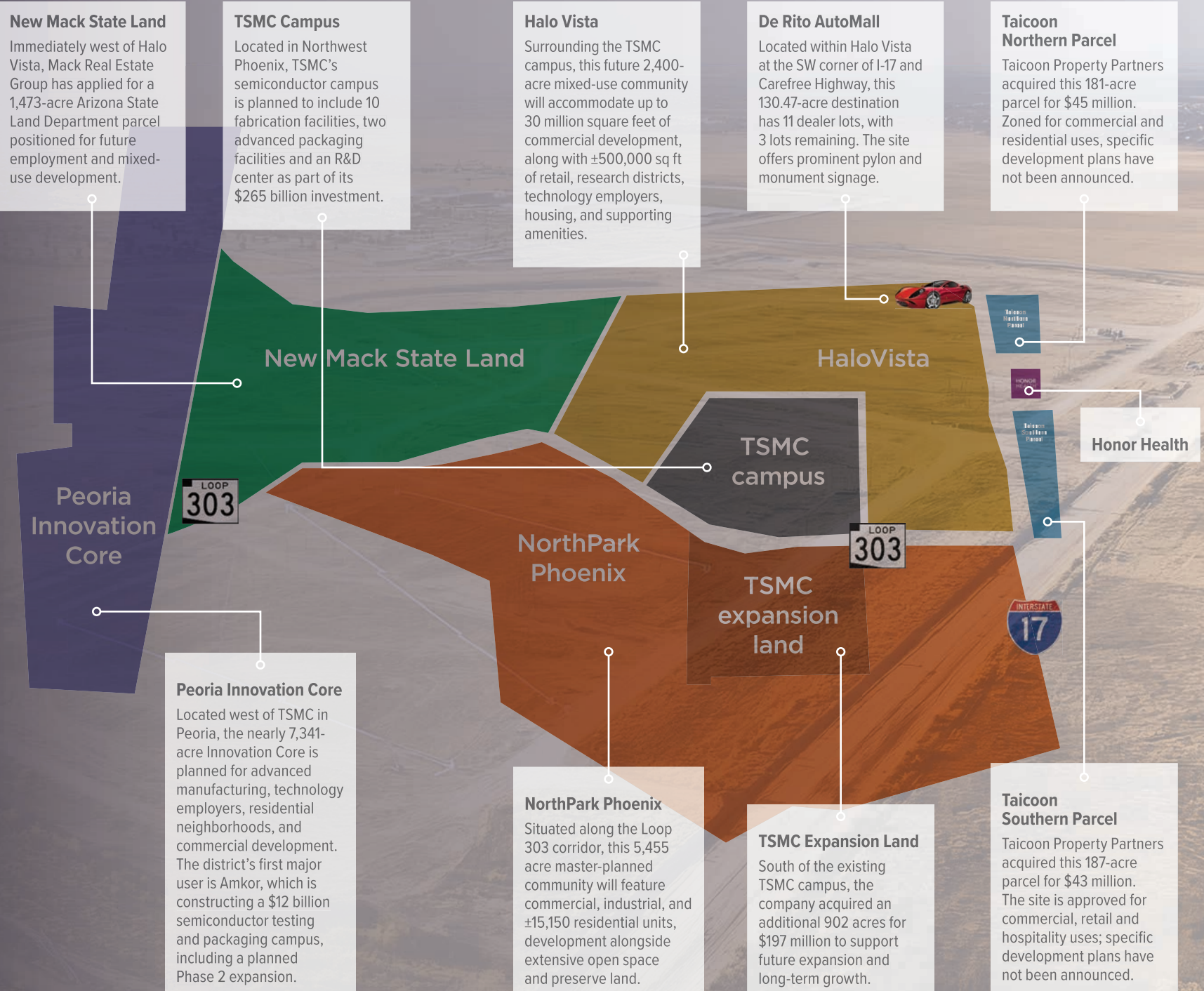


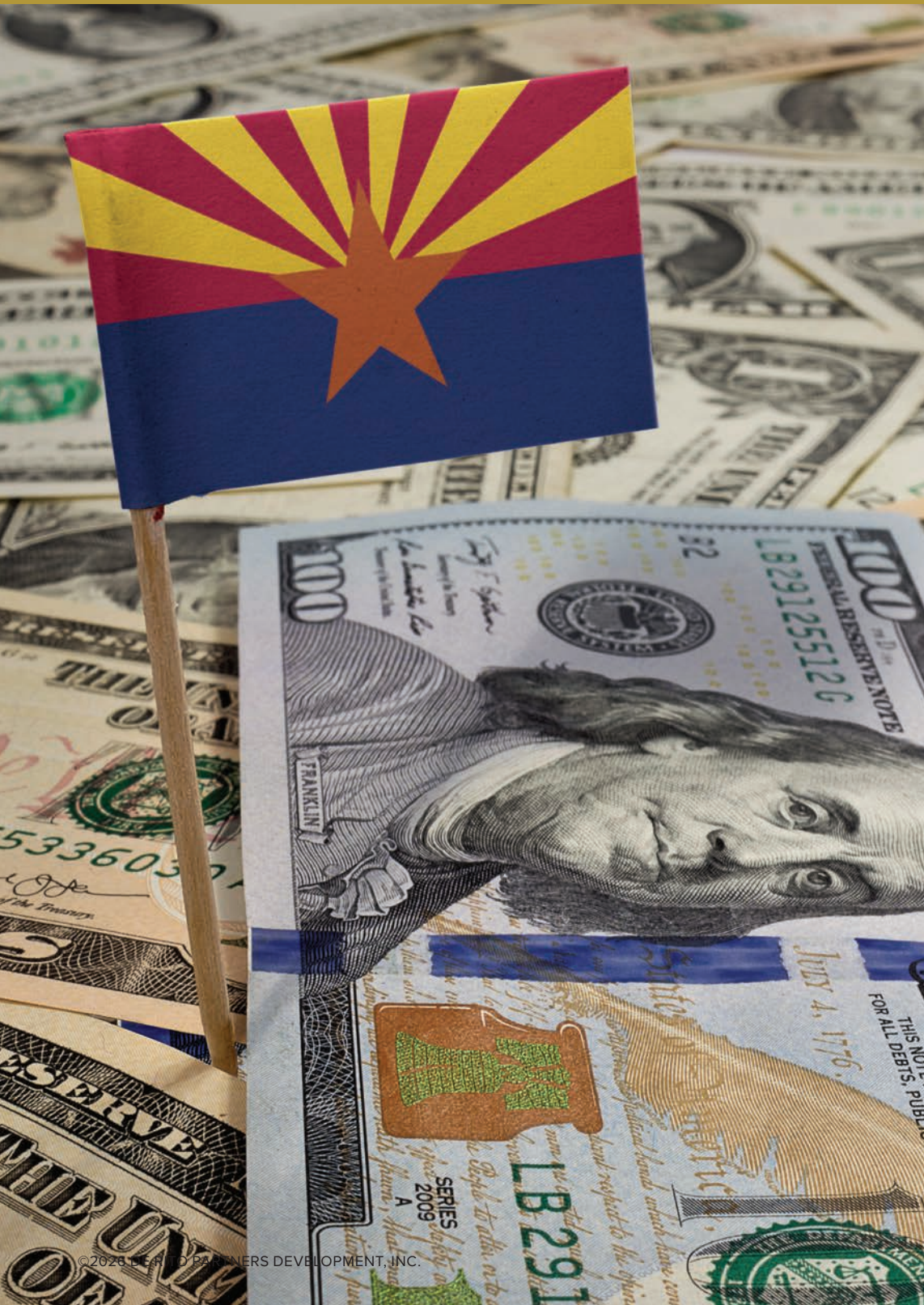
Significant Demand and Accessibility

- **All the elements to be the most productive Automall in Arizona.**
 - **4,402 Acres** comprising TSMC and Halo Vista—is projected to become Arizona's **largest employment** center, creating up to **±75,000 jobs** and **±8,960 multi-family units**.
 - **Mack Real Estate Group (MREG)**
± **2,400 Acres**; Includes **130.47-Acre Automall**
Projected **\$7 billion** mixed-use development
 - **Taiwan Semiconductor Manufacturing Company (TSMC)**
±**2,002 acres**, including the **902-acre NorthPark expansion** acquired in January 2026.
10 fabs, two advanced packaging facilities and an R&D center
\$265 billion investment
 - **NorthPark PulteGroup** to build master-planned communities
±**15,150 Lots** across **5,455-Acre** master-planned community (**land auction Q4 2027**)
 - **Surrounded by three freeways:**
Interstate 17 (north/south) = **8 lanes**
Loop 303 (east/west) = **4 lanes**
and **Carefree Highway** (SR74: east/west) = **2 lanes**,
43rd Ave proposed = **6 lanes**.
 - **159,576 vehicle visibility** per day and growing.
 - **\$165,964 average household income** within **7-mile radius**.

Anchored by TSMC's \$265 billion investment, **Northwest Phoenix** is rapidly evolving into one of the nation's most significant advanced manufacturing and innovation corridors—bringing together technology, employment, housing, retail, and infrastructure across thousands of acres.

Arizona Commerce Authority, JULY 2026: TSMC's \$265B Arizona investment represents 10 fabs, two advanced packaging facilities and an R&D center.





Arizona's Record-Setting Economic Momentum.

- **\$109 BILLION** Committed capital investment
- **26,225** Projected new Arizona jobs
- **\$81,368** Average projected wage

Arizona's economic expansion extends beyond semiconductor manufacturing, with significant investments in manufacturing, aerospace and defense, research, distribution and workforce development.

Selected Growth Across Arizona

- **Chandler:** Intel opened its 2.9-million-square-foot Fab 52; Applied Materials and ASU opened a \$270 million semiconductor research and prototyping facility.
- **Phoenix:** ASML opened North America's only training facility of its kind, equipped to train 1,000 semiconductor engineers annually.
- **Casa Grande:** KPCC Advanced Chemicals broke ground on a \$500 million semiconductor-materials manufacturing facility.
- **West Valley:** Buckeye established the 3,000-acre Grand View Buckeye technology and employment hub, while Burlington broke ground on a two-million-square-foot distribution center expected to create thousands of jobs.

“The state's economic transformation has been nothing short of extraordinary.”

— Sandra Watson, *President and CEO, Arizona Commerce Authority*

SOURCE: Phoenix Business Journal, August 6, 2026;
Arizona Commerce Authority, FY2026.

TSMC Expands Its U.S. Investment to \$265 Billion—Powering the Future of AI

*TSMC's additional **\$100 billion investment** will fund four advanced fabs—expanding its Arizona plans to **10 fabs, two advanced packaging facilities and an R&D center.***

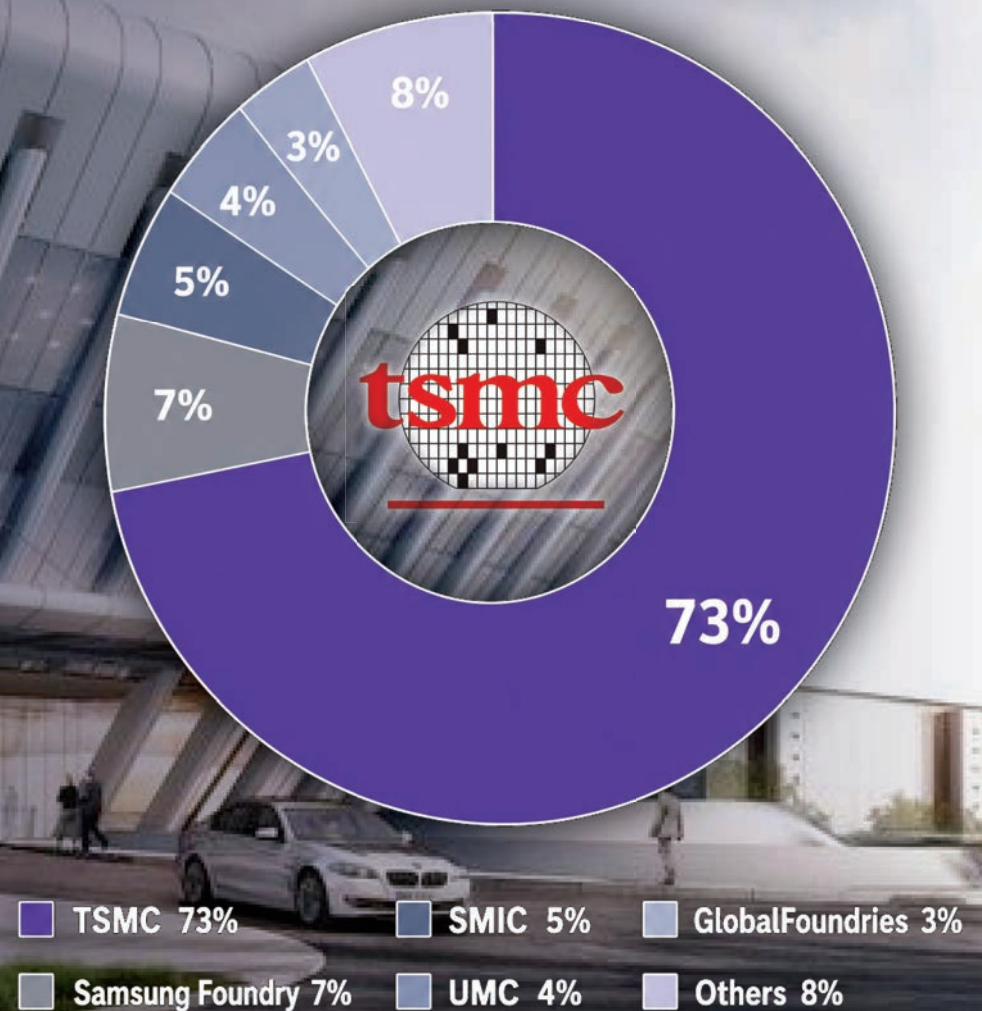
Facilities	PHASE I: 1–2–3	PHASE II: 4–5–6	PHASE III: 7–8–9–10
Investment	\$65B	\$100B	\$265B TOTAL
TSMC Jobs	6,000	>20,000 TOTAL	
Construction Jobs	20,000	40,000 TOTAL	

TSMC 2026 Revenue Report: Revenue for January through August 2026 totaled NT\$3.39 trillion—an increase of 39.3% year-over-year.

Sources: TSMC, September 10, 2026.

Global Semiconductor Market Share

SOURCE: COUNTERPOINT RESEARCH Q1 2026



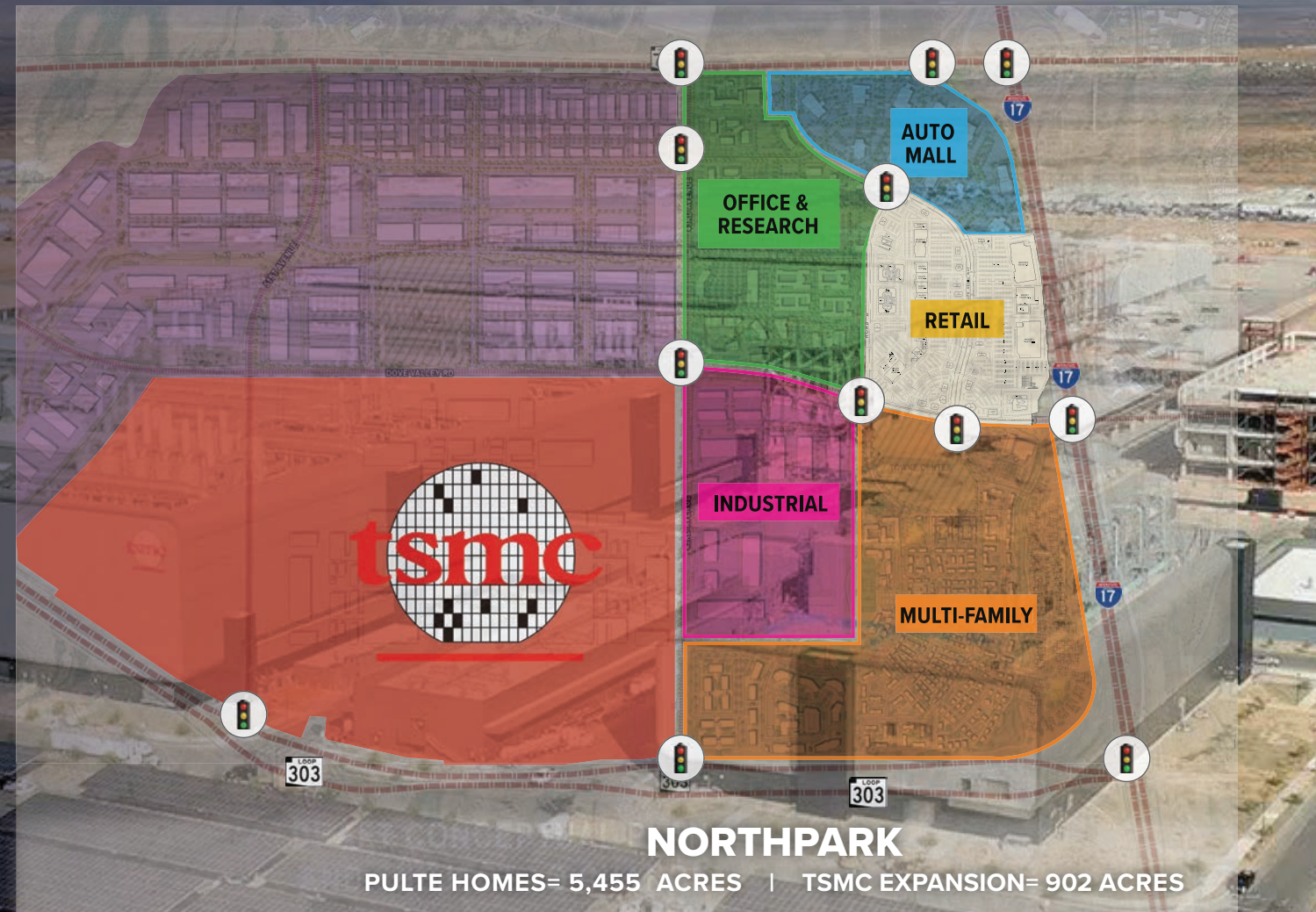
±500,000 SF

of retail development supporting a curated mix of dining, fitness, and entertainment amenities.

Costco scheduled to break ground **Q4 2026** with proposed opening late 2027.

Courtyard by Marriott, Residence Inn, and 4 Fox Restaurants (foxre.com) projected to break ground the end of 2026.

Automall projected to break ground **Q1 2027**.

SITE PLAN

Distinctive Master Planning:

Expands on North Black Canyon Corridor standards to create a cohesive community.

Integrated Connectivity:

Features well-designed streetscapes and a diverse trail network.

Enhanced Open Space:

Includes a master plan that exceeds City of Phoenix standards.

Desert-Sensitive

Landscaping: Establishes consistent zones and plant palettes suited to the desert.

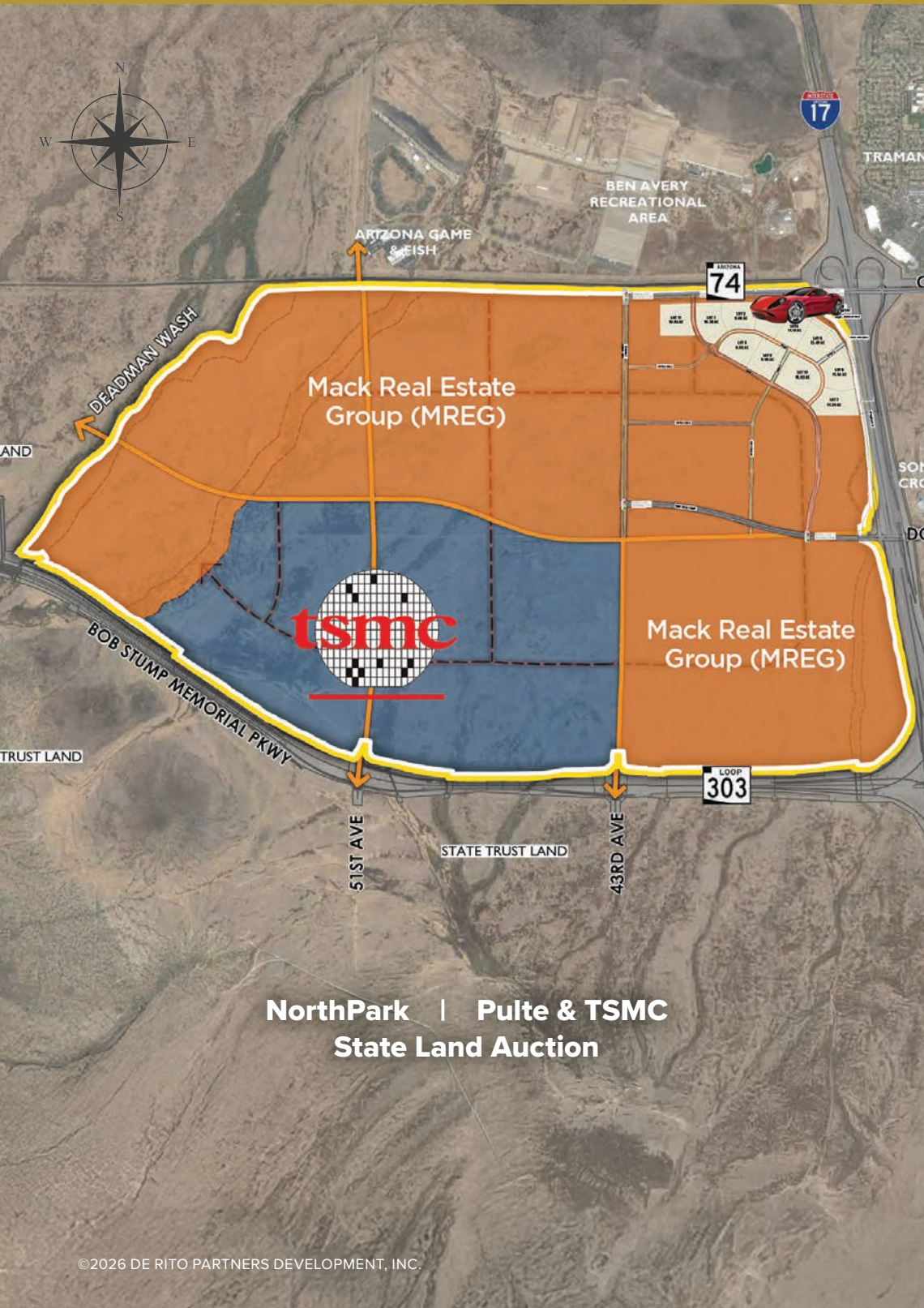


Projected \$272 Billion Development | 4,402 Acres



NORTHPARK | 6,357 TOTAL ACRES

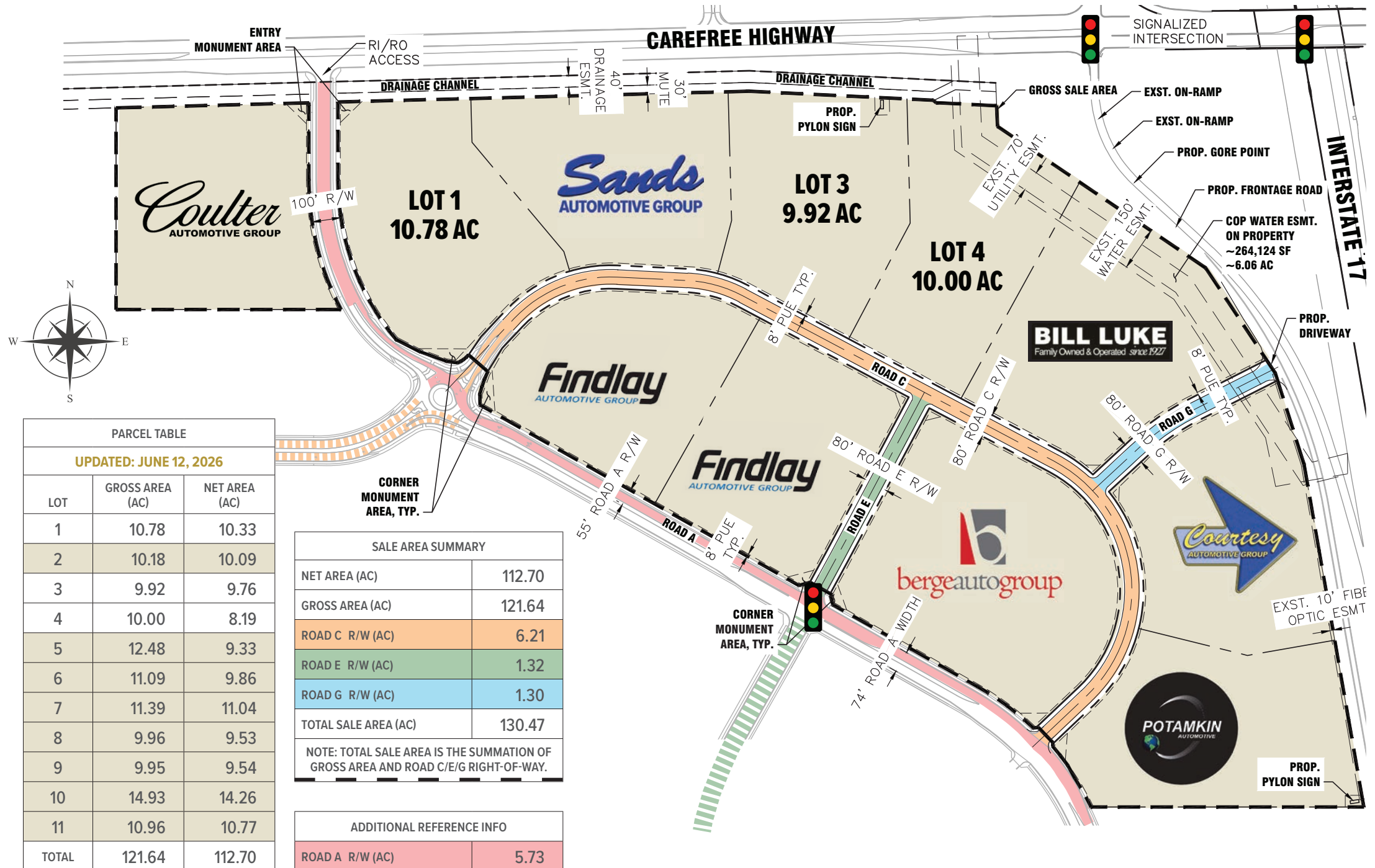
PULTE HOMES=5,455 ACRES (AUCTION Q4 2027)
TSMC EXPANSION=902 ACRES ACQUIRED Q1 2026



**NorthPark | Pulte & TSMC
State Land Auction**

Automall Site Details

- **130.47-Acre Automall**
- **11 Automall Parcels of Land with Fantastic Visibility, Beautiful Architecture and our goal of increased sales for dealers.**
- **Massive Accessibility from Three (3) Freeways:** access from Carefree Highway (SR74), Interstate 17 and Loop 303.
- **Zoning permits for automall,** manufacturing, warehousing distribution, office, restaurants, retail, and **±8,960 multi-family units.**
- **Pylon and Monument Signage**
- **Significant Demand: 4,402-acre** employment hub anchored by **TSMC** and **MREG**, expected to create **±75,000 jobs.**
- **Halo Vista Science & Technology Park =**
TSMC \$65B (PHASE I) + TSMC \$100B (PHASE II)
+ TSMC \$100B (PHASE III)
+ MREG \$7B = PROJECTED \$272 Billion Development
- **TSMC Expansion**
TSMC won state land auction in **January 2026** for an **additional ±902 acres** at NorthPark.
**Employment is projected to increase with the 902-acre TSMC expansion.*
- **NorthPark:** adjacent and south of the Loop 303 Freeway;
PulteGroup to build master-planned communities ±15,150 Lots across 5,455 Acres (auction Q4 2027).



Company Overview

- **Commercial Development**

- Land acquisition for Automall began in 2017, **9 years ago**.
- Developed **31 first-class** retail projects including the **Chandler 202 Automall**; **±5.4 million square feet**.
- Redeveloped, stabilized and sold **46 retail properties throughout the Greater Phoenix area**.
- Build to Suit: 7-Eleven

- **42 Years of Experience**

- **77** Assets Developed or Redeveloped

- **Vertical Integration**

- Development
- **Property Acquisition**
- Property Management & Maintenance
- **Leasing**

DE RITO PARTNERS DEVELOPMENT, INC

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